

UNIVERSITY PLACE

THE SITE OF

# Puget Sound University

PUBLISHED BY

University Land Company

G. W. THOMPSON, Secretary

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COLLEGE OF PUGET SOUND

TACOMA:

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1895.

THE ...  
**PENNSYLVANIA**  
OF THE WEST ...

IS THE STATE OF WASHINGTON,  
"Where rolls the Oregon," the  
great river of the Northwest.

...  
**INDUSTRIES:**  
Mining, Lumbering, Fishing.  
Hop, Wheat, Fruit, Stock  
Raising.

...  
Mountains of Coal, Gold, Iron,  
Silver. Grand Scenery.  
Healthful climate. Progressive  
people. Prospects for future  
are unequalled.

THE ...  
**City of Destiny**

IS **TACOMA** THE  
Leading City of the State.

...  
The Terminus of the Northern  
Pacific Railroad. Gateway of  
the United States' constantly in-  
creasing trade with the rich  
Oriental Countries. Leading  
Wheat and Lumber exporting  
port of the Pacific Coast. Steam-  
ers to Alaska, China, Japan,  
Africa and South America. A  
city ten years old with 50,000  
live, hustling inhabitants.

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in the tide of emigration.

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But be sure that your Ticket  
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**UNIVERSITY PLACE**

THE SITE OF

**PUGET SOUND UNIVERSITY.**

IRA A. TOWN, President, C. S. BARLOW, Treasurer,  
W. O. CHAPMAN, Secretary.

REV. C. R. THOBURN, A. M., Chancellor,

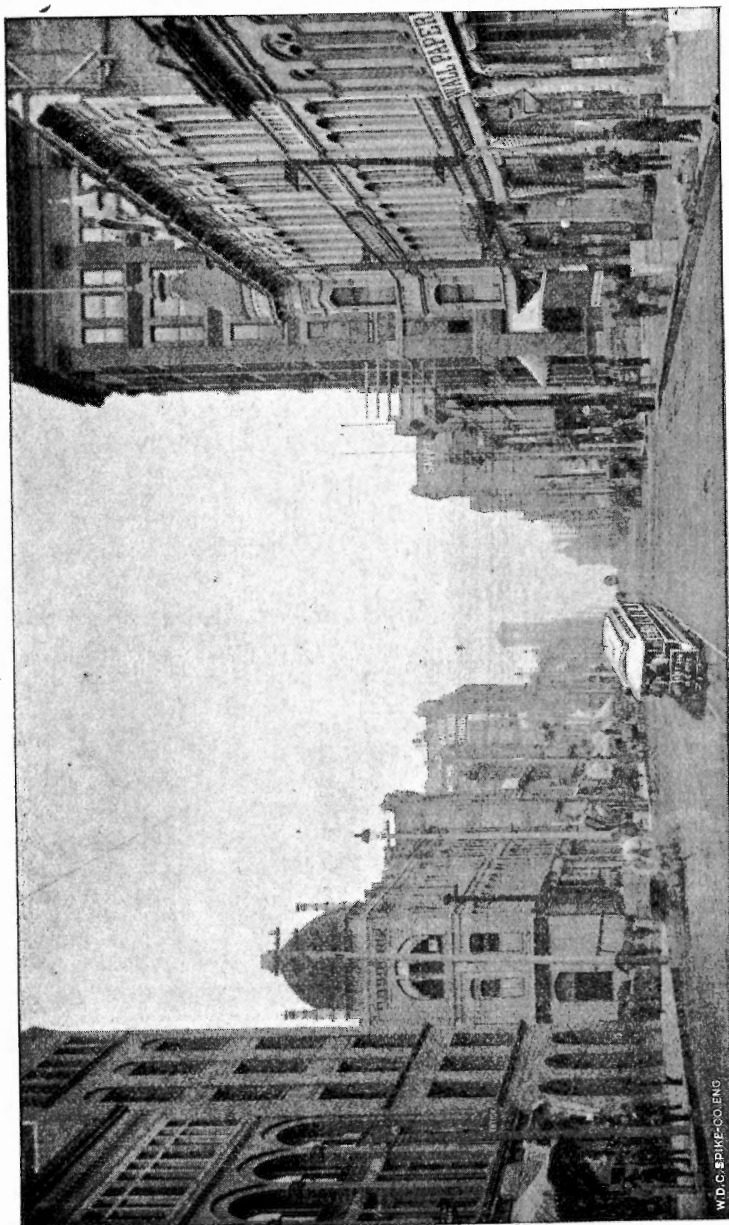
REV. C. W. DARROW, A. M., Registrar.

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**UNIVERSITY LAND COMPANY,**

IRA A. TOWN, President, C. S. BARLOW, Treasurer,  
G. W. THOMPSON, Secretary.

**TACOMA**





PACIFIC AVENUE, TACOMA.

## City of Tacoma.

"It is difficult to imagine what must be the destiny of that wonderful region (Puget Sound), unsurpassed on this earth for the fertility of its soil, and with a salubrious climate where it seems impossible that human life should come to an end if the ordinary laws of health should be observed, with a stimulating atmosphere where brain and body are at their best. . . . There our children, our brethren and our kinsmen have carried the principles of New England; there on the shores of that Pacific Sea they are to repeat on a larger scale, with grander results, this wonderful drama which we and our fathers have enacted here. There are to be the streets of a wealthier New York, the homes of a more cultured Boston and the halls of a more learned Harvard, and the workshops of a busier Worcester."—From Senator George F. Hoar's address before the Massachusetts Club of Boston, July, 1889.

The City of Tacoma is situated in townships 20 and 21 north and in ranges 2 and 3 east of the Willamette Meridian, on the east shore of Puget Sound, and on the southwest shore of Commencement Bay, in latitude 47 and longitude 122, Pierce county, state of Washington.

The distance by water to the Pacific Ocean being sixty miles north via Puget Sound and ninety miles west via the Straits of Fuca, in all one hundred and fifty miles. The site of the city is unsurpassed for sanitary purposes, surrounded, as it is, on the east, north and west by the salt waters of Puget Sound and Commencement Bay, thus forming a peninsula, rising to an altitude ranging between three hundred and four hundred feet above the Sound, affording the very best conditions for perfect drainage into the salt waters, which ebb and flow in tides of from sixteen to eighteen feet continuously. The selection of the site of the city was made by a commission appointed by the Northern Pacific Railroad Company, after a careful consideration of every point on Puget Sound, with a view to convenience and cheapness of transfer of commerce from rail to water transportation.

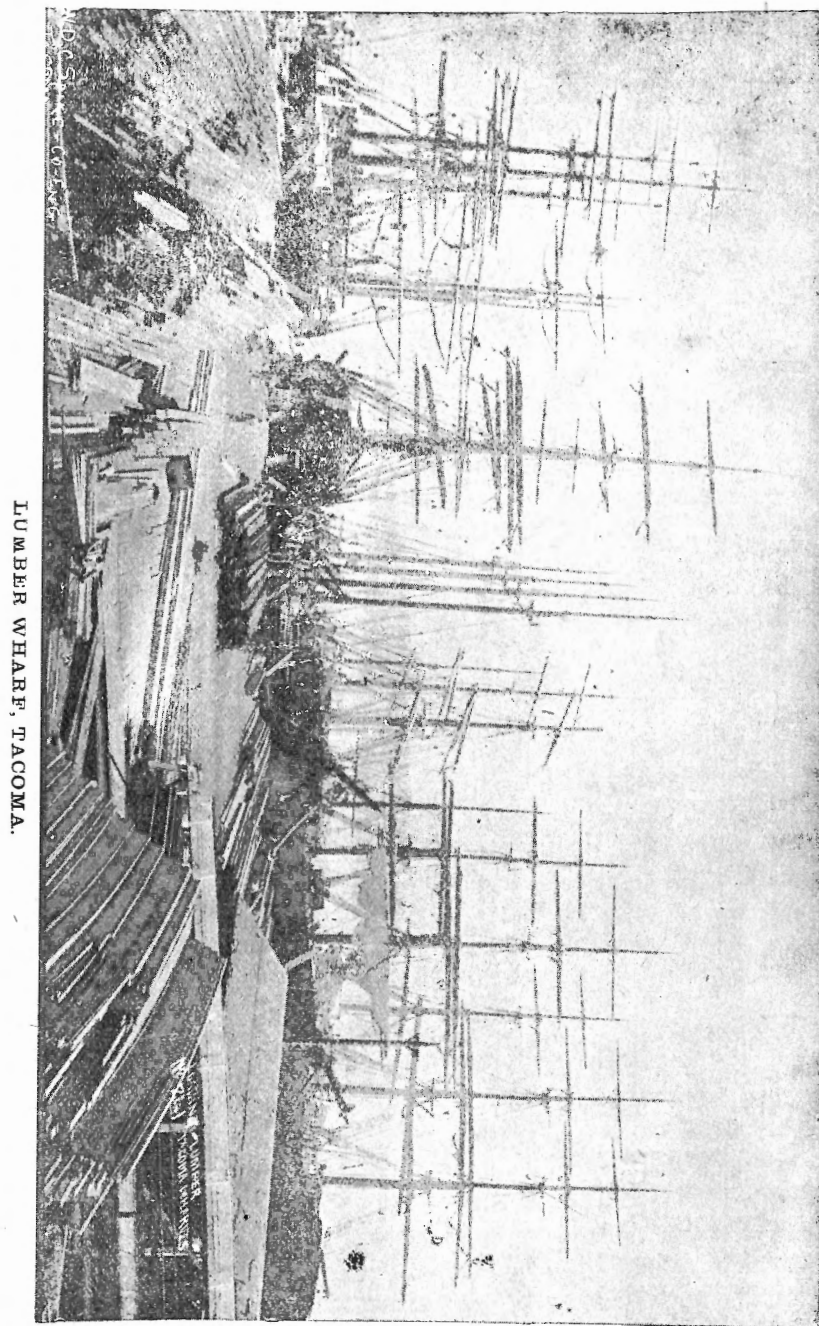
Commerce, like water in its flow, always seeks and is sure to find the lines of least resistance, and, mindful of this self-evident fact, the Commission sought to find the lines which nature had provided for transportation purposes, and how unerringly they succeeded is evidenced by the fact that two-thirds of the total exporting and importing business of Puget Sound is done at the water front of Tacoma.

Tacoma, as a city, is not dependent upon its "back country" for support, though no city on the continent has superior advantages in that respect. The vast possibilities for, and the future certainty of, its having numerous and gigantic manufactories, though of themselves sufficient to justify a great city, did not control in its location.

The mild and equable climate, having less variation, either daily or annually, than any other locality in the United States, the average temperature for winter being  $35^{\circ}$  above zero and for summer  $65^{\circ}$  above zero, did not enter into the question of location. The question of location was decided purely upon that of transportation, as before suggested, and with the results as stated. To the average reader the selection, made as it was, followed by the anticipated results, is convincing proof of the wisdom of the Commission. However, some may wish to know more particularly the principal reasons for these results. To enumerate:

Tacoma's location was selected with special reference to the ease with which it could be reached by all transcontinental railroads reaching tide water on Puget Sound. As the Sound is situated in the northwest corner of the United States, and as nearly all railroads would approach it from the southeast, therefore the selection was made well to the south. The harbor, in addition to being the most easily accessible to the majority of all transcontinental lines that have reached or may hereafter reach Puget Sound, has no superior for anchorage, dockage and general shipping facilities, having more than ten miles of water front on Commencement Bay, with a tide flat three miles wide, at the mouth of Puyallup river, all of which flats being easily dredged into channels to any distance desirable, even for miles in some portions thereof, thus evidencing the fact of the abundant opportunity for caring for the immense Oriental, European and coastwise trade that must ultimately be handled here, and which is even now assuming large proportions. No obstacles whatever interfere with the navigation of Puget Sound and the Straits of Fuca to the great Pacific Ocean. The distance to the principal ports of Japan and China is about six hundred miles less than from San Francisco, while the distance by rail to Chicago is about two hundred miles less than from San Francisco, owing to our more northern latitude coinciding with that of those Oriental countries.

The time required by steamer from Yokohama and Hong-Kong to New York City is fifty days, while the time from those ports to Tacoma is only fifteen days by steamer. Chicago is one thousand miles inland from the Atlantic Ocean and two thousand miles from the Pacific. Already the trade from Japan and China is turning eastward via the Pacific and the great transcontinental railroads centering in Chicago. Cargoes of teas, silks and curios from the Orient now unload at Tacoma's wharves for reshipment by rail to Chicago and New York, thus saving thirty days' time en route and consequently a month's interest on the investment. Since the rate for carrying by steamer, fifty days' run to New York, owing to strong competition, is less than that to Tacoma, fifteen days' run, where no competition exists at present, and since three large steamers are now kept busy with the trade between Tacoma and the Orient, it is easy to see that an immensely large trade must follow when carrying rates are made to conform pro rata to those in effect to New York.



LUMBER WHARF, TACOMA.



Chicago importers and exporters have an agent in Japan at this time investigating and arranging for trade to come and go via Puget Sound, and when it is remembered that Chicago is rapidly coming to the front as the great metropolis and distributing emporium of the United States and of this continent, a little thought will soon convince any one that the quotation from Senator Hoar's speech, at the head of this article, will prove prophetic by reason of the vast shipping trade that must pass through Tacoma's harbor, and as pointed out by Senator Thomas H. Benton more than forty years ago, in naming this route, "The American road to the Orient," thus building up another one of the few great maritime, commercial and banking centers of this continent and of the world.

The rapidly increasing export trade from Puget Sound, as compared with that of the Willamette and Columbia river district, is very significant and is more eloquently in favor of Puget Sound than any rhetoric, having exceeded it by fully fifty per cent. during the first nine months of the present year, 1894; the excess amounting to \$1,676,452. The fact that Puget Sound exports, under many adverse conditions, are already so largely in excess of the Willamette and Columbia river (Portland) district, furnishes every argument necessary to prove that the shipping of the great North Pacific country will necessarily be done through Puget Sound, and Tacoma, having the most favorable location with respect to shipping facilities, while certainly as good in every other respect, and better in many, must, by force of conditions and circumstances, become the great exporting and importing port of the Pacific northwest.

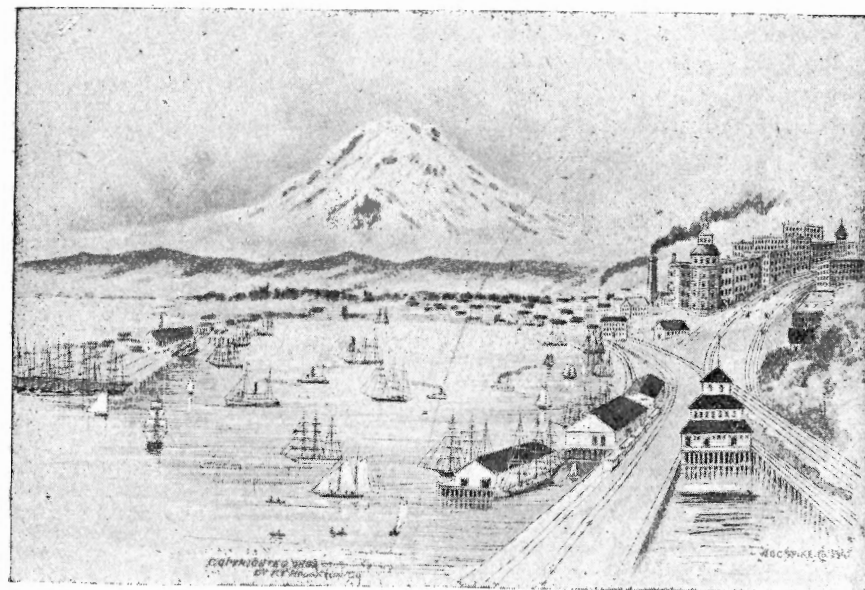
Several large flouring mills, one with a capacity of about one thousand barrels per day, located at Tacoma, are actively employed in furnishing the local market and export trade to Japan and China, and several more such mills could find very profitable business in the same line. The very extensive grain fields of Eastern Washington and Western Idaho, in some instances yielding more than one hundred bushels of wheat per acre and over one hundred and fifty bushels of oats per acre, furnish many million bushels for export. The Oriental trade calls for flour, instead of wheat, and more mills must soon be erected here to supply the growing demand.

By reference to the various articles pertaining to the products of this great Northwest country, in conjunction with the vast maritime interests, the reader will not fail to see that while New York and Baltimore are supported by commerce, Pittsburg by coal and iron, Chicago by its great agricultural surroundings, St. Paul and Minneapolis by pine forests and wheat fields, and Denver by the precious ores, Tacoma has all of these and more in great profusion, together with a climate much more comfortable and desirable.

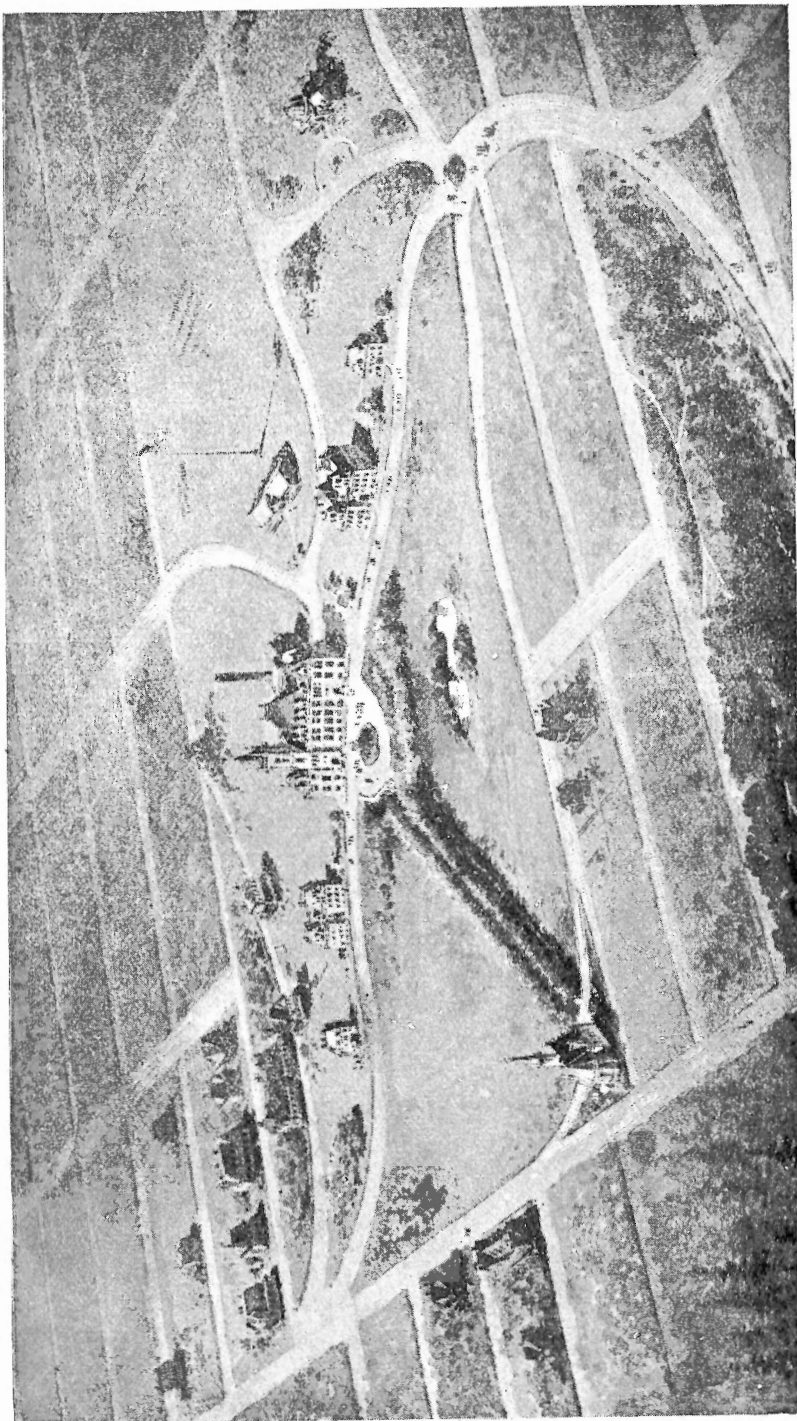
The evidence of the superior business advantages of Tacoma and Puget Sound are made clear and undeniable by even casual investigation. In addition to so many business reasons for Tacoma's existence and phenomenal growth, may be added the unexcelled scenery surrounding its location.

Situate on the shores of an inland sea, than which no body of water on the globe has been found more beautiful, watched over by magnificent mountain ranges, Tacoma enjoys aesthetic privileges beyond compare. Eastward stands the majestic monarch of the Cascade range, like a huge sentinel, lifting his regal head far above the clouds, reaching an altitude of nearly three miles above the shores of Puget Sound, sixty miles (which seem but ten) away—snow-capped and ice-girdled throughout the centuries—having a glacier system ten times as great as that of Mount Blanc, the pride of Europe. On the western horizon loom the lovely Olympics, scarce forty miles distant, on whose serrated crest, like a silhouette against the sky, perpetual snows rest as a mantle of purity, furnishing a never-ending supply of nourishment for the evergreen verdure that clothes the foothills in the foreground. In close proximity to Tacoma are many beautiful fresh water lakes surrounded by lovely natural parks of delightful groves of small evergreen trees of cedar and of fir, interspersed with oak and maple, while the soil is of a sandy, gravelly character, so admirably adapted for exhilarating and refreshing drives.

Enough has been said, it would seem, to create an appetite for more detailed information, which is given in the various articles, from reliable sources, appearing in this publication, to which the reader's attention is solicited.



COMMENCEMENT BAY, TACOMA HARBOR.



BIRDS-EYE VIEW OF CAMPUS AS PROPOSED.

## University Place.

The site for the campus and grounds of the Puget Sound University, selected after several years of careful consideration, is on the western shore of the peninsula upon which the City of Tacoma is building. This peninsula, as shown by the accompanying map, is only six miles wide, east and west, at its base, and about the same distance long, north and south.

The City of Tacoma already occupies the eastern half of the peninsula, fronting on Commencement Bay. By reference to the map it will be seen that University Place lies just outside of the city limits, thus relieving it from city taxation, and at the same time giving it all the advantages that pertain to much of the territory within said limits.

The geographical center of the city is only three miles from University Place, and the present business center, located on the eastern side of the peninsula, is but five miles away. Electric railway facilities connect University Place with all parts of the city, for a five cent fare.

The University Land Company, all the stock of which is owned by the Puget Sound University, has deeds and contracts for several hundred acres of choice lands at University Place. These lands, as shown by the report of Col. Fred G. Plummer, C. E., slope gently toward the waters of Puget Sound, affording excellent and cheap drainage.

The cost of grading streets will be light, owing to the comparatively smooth surface of the site.

The campus consists of sixty acres near the center of University Place, and is admirably adapted for the purpose.

Almost the entire tract of land shown on the map as University Place will afford fine views of Puget Sound. The Olympic or Coast Range of mountains, whose lofty peaks are perpetually covered with snow, lies about thirty miles to the westward, beyond the waters of the Sound.

From an æsthetic standpoint the location is all that could be desired for a seat of learning.

By a study of the map it will be seen that University Place occupies grounds upon a water front that, in the very nature of things, will teem with maritime trade.

Hundreds of miles of shore line of Puget Sound lie south and west of University Place, the trade from which must touch at or pass its water front, as there is no other outlet. It needs no prophetic vision to see that at no distant day the City of Tacoma will have occupied her present city limits to the westward, and will avail herself of the ample facilities for ocean shipping



afforded by the excellent anchorage and dockage on the western shore of the peninsula, in which event the business wisdom of the Board of Trustees of the University will be demonstrated. A more immediate use of the water front at University Place will be attained by establishing wharfage there for the back country trade that is rapidly developing the hundreds of miles of shore line tributary to Tacoma, which must now pass University Place, for lack of such wharfage, and go twelve miles further to reach the present dock of the City on Commencement Bay; while, if allowed to land at University Place, for the city trade, it would readily do so, thereby saving much time and expense in making the detour of Point Defiance. No suburban site in proximity to Tacoma affords so many advantages, as well for beauty as for business, as University Place.

### CAMPUS AND GROUNDS.

The preliminary survey of the tract secured by your Board shows that its situation in relation to this city, and the topography of the land itself is well adapted for University purposes. Being just outside the city limits, with the advantage of being accessible, it is, nevertheless, removed from those features of the business centers which are as well kept at a distance. The contour of the ground is such as to allow of perfect drainage, and is well varied by nature to permit a high grade of landscape engineering and gardening. The slopes are generally graceful and seldom abrupt except at the frontage on Puget Sound, which is an advantage rather than otherwise, for its location strongly suggests that it be parked. It will be prudent also to reserve from sale a valley containing a spring which drains to the northwestward, as it is best adapted for a playstead and ramble, and if so reserved will enhance the value of the adjoining property.

Your tract is sufficiently large to admit of the selection of an ample area, well fitted for the University grounds, and for platting the remainder into lots, to be sold or held as an endowment. Not less than sixty acres should be so reserved, with a liberal campus area of nearly level land, including some commanding building sites.

In the improvement of these grounds the treatment should be bold, not losing sight of details, but aiming at a grand perspective. A broad environment helps to make a vast man. As your Board controls all the land bordering the campus, you will be able to plat it as a whole and in harmony with this idea, and the finished work will have a character. This can only be attained by making at the start an entire general plan and working to it year after year as new buildings are put in place, and as the trees mature from the saplings you will soon transplant.

The highways which you will dedicate through the platted portions of the land should be of widths depending upon their future importance. The

natural contour of the ground should largely govern the locations of these highways, which should be graceful curves rather than abrupt angles. By following contours, the cost of street grading will be very light. As a purely residence district, it will differ in this respect from any other portion of the city—certainly a desirable exception to the rule generally governing city platting. The approaches to the University should be parked, and the right to control the planting of all trees and to prevent the overhead stringing of wires should be reserved to your Board.

The grounds command a fine view of Puget Sound and its islands, with the Coast ranges and Olympic mountains in the background. The scenery, together with the fishing, bathing and boating would make such a location a very successful summer resort.

Although the general arrangement should show a grouping of the buildings, each should be so far secluded that its particular object may be attained. As the scope of the institution increases, separate buildings may be necessary for law, medicine, art and manual training. Museum and library sites should be reserved for fire-proof buildings, and a gymnasium located across the campus and not far from the dormitories.

The arrangement of water supply and drainage systems will depend upon actions yet to be taken by your Board, but no difficulty is anticipated to the planning of either temporary or permanent systems.

The question of heating and lighting is one for your architect. If a central plant be decided upon, the power house might properly be combined with the manual training building.

FRED G. PLUMMER,

[Engineer of the Board.]

### A SHORT SKETCH OF THE ORIGIN AND ORGANIZATION OF THE UNIVERSITY TO 1895.

In 1884, while Washington was yet a territory, the heroic men who had penetrated the wilderness and established Methodism co-existent with civilization, organized the scattered missions west of the Cascade mountains and north of the Columbia river into the Puget Sound Annual Conference; and among their first acts adopted the following resolution:

"We commit ourselves at once and heartily to the policy and purpose of building up, within the bounds of the Conference, an institution of learning which shall, by its ample facilities and able administration, command the respect of Methodist people within the Territory."

At the same time a committee was appointed to secure the charter for a University to be under the patronage of the Puget Sound Conference. The magnitude of the undertaking and the grave importance of the interests in-

volved required that careful judgment should proceed cautiously; and it was in 1888 that the charter was procured, after the Conference had called to its aid a special commission from the Board of Bishops and by their advice Tacoma had been selected as the site of the proposed "Puget Sound University."

The Charter of the University is a model of its class, and was drawn under the special direction of the Bishop resident at San Francisco at the time—the Rev. Charles H. Fowler, D. D., LL. D. By its provision the business affairs and property of the University are under the control of a Board of Trustees composed of twenty-one members; three of whom are ex-officio, and eighteen are elected by the Puget Sound Annual Conference, upon nomination by the Board. The Charter provides that the Trustees may, as necessity arises, organize the various schools and colleges of a complete university, and provide for their government by such by-laws as they may deem necessary.

The Preparatory School and College of Liberal Arts were opened in the Fall of 1890, and the School of Art soon followed. In 1892 the courses of study in both Preparatory School and College were thoroughly revised and strengthened until they stand abreast of those of the best eastern schools, and easily in advance of any other school in this state. The character of the teaching force is of the very best, and students who have gone to eastern schools to complete their education have invariably taken at least equal rank with that they held with us.

In 1892 the College of Music was organized under a Dean of wide experience and exceptional ability. Its growth has been steady and its success is assured.

In 1893 Business and Normal courses were added to the Preparatory school in answer to an increasing demand from students. In 1893 the first class was graduated from the College of Liberal Arts, and in 1894 classes were graduated from both the colleges of Liberal Arts and Music.

The attendance at the University having rapidly and steadily increased during the past three years, and the demand for more room and increased facilities daily becoming more urgent, the Trustees have energetically set themselves to provide for manifest necessity, and have set in motion plans that will surely assist the growing school in the attainment of its complete development. The present quarters of the various schools are already so cramped that the elegant and commodious buildings soon to be erected will be none too large for the use of the many who will stand ready to occupy them upon completion.

With no other Methodist college in the State of Washington, situated at a railroad center from which all parts of the State are easily reached, and in a location which for beauty and healthfulness cannot be surpassed, and under a competent corps of officers and teachers, whose hearts are in their work and who have proved their self-sacrificing devotion and ample ability in the days of darkness and struggle which ushered in the dawn of complete

success, there can be no doubt that with proper care and prayerful sympathy the dream of the heroic fathers shall be fulfilled, and their children enjoy an institution that shall be the glory of the Church that built and fostered it.

C. R. THOBURN,

[Chancellor Puget Sound University.]

## UNIVERSITY BUILDINGS.

*To the Board of Trustees, Puget Sound University, Tacoma, Wash.*

GENTLEMEN:—In planning the proposed buildings of the Puget Sound University, your architect has not only endeavored to meet all the needs of a University of the immediate future, but to provide for the expansion and growth of the distant future as well. For this reason, the construction of the buildings is designed to be of the most permanent and durable character. A careful study has been made of a number of the most thoroughly equipped university buildings of our country, and as a result the buildings for this University have been planned so as to contain the most modern requirements of any institution of learning of this country.



MAIN BUILDING.

The main building, in exterior design, is a treatment of the French Gothic style of Architecture. The basement walls are to be of rough-faced heavy stone masonry, the superstructure being faced with buff-colored pressed brick, with trimmings of light colored terra cotta. The roofs will be of slate, with metal work of cold rolled copper, making the exterior of a most durable character. The design, placed in contrast with the dark foliage of our



Evergreen State, will produce an effect that will be pleasing, cheerful and beautiful.

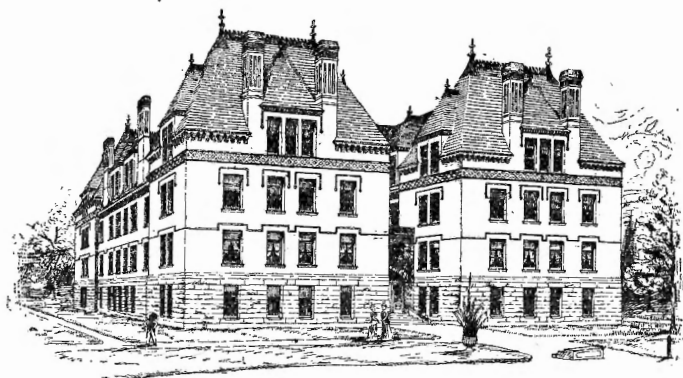
The building will be constructed after the method known as "mill" or "slow-burning" construction. The interior floor-bearing walls are to be of brick. In the large rooms, where columns are necessary, the floor beams will be carried on girders of steel. The floor beams are to be of heavy timbers, cased in and paneled between, and with heavy floors, properly deadened; thus securing as nearly a fire proof building as can be made with wood.

The interior is so arranged as to best meet every requirement in the working of the University. The corridors are wide and well lighted, with broad easy stairways leading from floor to floor. The various apartments are so arranged as to most conveniently accomodate the several departments of the University. The class rooms, studies, laboratories, apparatus rooms, museums, offices and libraries are planned with special care. A large assembly room will accomodate the entire body of students for chapel services, lectures and public entertainments. Spacious apartments are provided for physical culture; also four large rooms for literary societies.

Special study has been given to lighting, heating and ventilation in every part of the building. The interior finish is to be of natural, native woods, designed and finished in harmony with the character of the building.

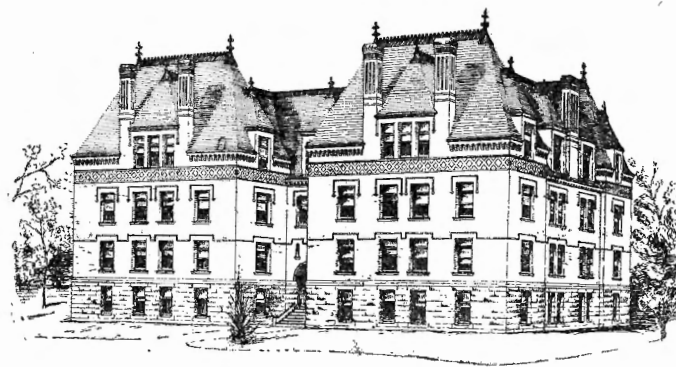
In future years, when the growth of the University demands new buildings for laboratories or other special departments, the large apartments so vacated in the main building can be subdivided into smaller rooms for other purposes, without in any way altering the construction of the building.

The main building is also planned so as to be erected in sections, should the board think best not to build the entire structure at once. The central and left side portions, including the tower, can be erected complete at a cost of \$80,000. The right side wing can be added at a cost of \$20,000, and the rear wing at a cost of \$30,000, making a total cost of the main building \$130,000.



YOUNG LADIES' HALL.

The Ladies' Hall and Young Men's Hall are each designed in a style similar to the main building, though more plain and simple. The construction of each is of the same substantial character. In planning these buildings, the reception rooms, parlors, studies and private sleeping apartments have been arranged with a view to surround the students with all the comforts and influences of home life, and with associations that will be an incentive to excel in study.



YOUNG MEN'S HALL.

The Main building is to occupy the most central and prominent space on the campus, with one of the smaller buildings on either side and a little to the rear. The central heating and lighting plant will be immediately in the rear of the main building. By this means the plant will be most centrally located and the buildings symmetrically grouped. Ample space will remain on the extreme right and left of the campus for other buildings as the future growth of the University may require.

The Ladies' Hall is estimated to cost completed \$40,000.00 and the Young Men's Hall 35,000.00 and the heating and lighting plant \$20,000.00.

Very respectfully yours,

GEORGE WESLEY BULLARD,  
Architect.

#### TACOMA CHAMBER OF COMMERCE WEATHER BUREAU.

#### ANNUAL METEOROLOGICAL SUMMARY FOR SIX YEARS.

Taken at TACOMA, Wash., from 1889 to December, 1894.

Latitude, 47 degrees, 16 minutes; Longitude, 122 degrees, 26 minutes. Elevation, 240 feet above sea level.

#### SUMMARY:

	1890.	1891.	1892.	1893.	1894.
Mean Barometer.....	30.19 in.	29.97 in.	29.89 in.	29.88 in.	30.03 in.
Highest barometer, 30.53, Feb. 21, 1894; lowest barometer 29.16, Jan. 14, 1894.					

Highest temperature, 99°, July 22, 1893; lowest temperature, 5°, Jan. 31, 1893. Greatest daily range of temperature, 22°, Nov. 16, 1894; least daily range of temperature, 4°, Dec. 2, 1894.

Mean temperature for the years is as follows: 1889, 52°; 1890, 50.6°; 1891, 52.9°; 1892, 54°; 1893, 51°; 1894, 49.5°. Mean temperature for six years, 53.3°.

Total precipitation for the following years: 1889, 36.12 in.; 1890, 33.61 in.; 1891, 50.88 in.; 1892, 37.67 in.; 1893, 51.54 in.; 1894, 48.92 in. Average precipitation for six years, 43.12 in.

The foregoing statement of the barometric conditions, the temperature and rainfall taken at Tacoma for the past six years will give the reader a full and fair statement of the great uniform character of the climate over and around Puget Sound.

An eastern lady of more than ordinary intelligence and reading as well as travel, while visiting friends in Tacoma the past summer and fall, observed, after being here a few weeks, "that Tacoma had, certainly, one of the finest summer and fall climates that I (she) was ever in;" "but," she added, "are not your winters very long and severe?" This is the question asked by nine out of every ten of our eastern people who have not taken the pains to study our climatic conditions.

By reference to the above tables, the reader will see by comparison of the temperature for each year for the past six years, how very even the temperature has been—the mean being 53.3°.

During these six years—and they are a fair sample of those that have preceded them—the mercury during a part of one day only, rose to 99°; while the coldest day experienced during these years the mercury went down to 5° above zero. This low degree of temperature within the influence of the waters of Puget Sound is phenomenal, the mercury seldom dropping below 25° above zero during the winter season. The winter temperature ranges between 28° and 40° above zero. This for only the months of January and February, our severest winter months; and usually during the winter season we have days of bright sunshine and balmy weather. The snow-fall is usually light.

While we have what are termed "the wet and dry seasons," they are never so wet as to prevent outdoor work of all kinds, nor so dry that vegetation suffers for want of moisture. There has not been a month for the past six years that we have not had one or more good showers of rain. We usually have in this country heavy dews during the summer seasons, the nights being cool and refreshing, inviting rest and recuperation. There is no climate better adapted to both mental and physical vigor than the climate of Western Washington.

C. P. CULVER,

Chairman Committee on Meteorology and  
Voluntary Observer Tacoma Chamber of  
Commerce Weather Bureau.

## EXTRACT FROM AN ADDRESS

GIVEN BY THE HON. JOHN H. MCGRAW, GOVERNOR OF THE STATE OF WASHINGTON, AT THE OPENING OF THE INTERSTATE FAIR,  
TACOMA, AUG. 15, 1894.

"With the fondness for comparison which is typical of the analytical Anglo-Saxon mind, Washington has been called 'the Pennsylvania of the West.' The analogy is perhaps as just as such popular descriptions usually are, but it is a description which needs modification and extension. To the coal, iron and limestone of Pennsylvania add iridescent opals equal to those of the Ural mountains, vast fields of precious gold and silver, and merchantable quantities of lead, copper, zinc, antimony, nickel and other metals, not to speak of the purest porcelain and pottery clays, and mountains of marble and building stones; to the tobacco, hay and modest grain resources of Pennsylvania, and to her fruits, add the finest hops in the world, peaches equal to those of Delaware, grapes as fine as the best of California, apples equal to those of Michigan, luscious prunes, whose like have never been seen, the watermelons of Georgia, the cranberries of Cape Cod, and every small fruit, vegetable and grain produced in temperate, or almost sub-tropical climate, which are produced here in previously unheard of quantities to the acre; upon the soft, green slopes of the Alleghanies pile up a snow-capped dome rising toward heaven to the height of nearly three miles, as in the case of Mount Rainier, and cross Pennsylvania by three such grand ranges as the Rockies, the Cascades and the Coast range; pour the placid Delaware and Susquehanna into one stream and you will not have the equal of the Amazon of North America—the Columbia—which sweeps superbly in a majestic curve through Washington; extend Delaware bay from Philadelphia to Pittsburgh and you will not equal our Pacific Mediterranean—Puget Sound—whose bosom rarely heaves with more than the regular beat of a sleeping babe; take the mean of the heat and cold of Pennsylvania and you have hardly, even then, the extremes of Eastern Washington, and much more than the extremes of Western Washington, whose humid breezes restore the invalid to health and add vigor to the strong; to the puny pines of Pennsylvania, whose largest growth would be considered mere sticks in Washington, add billions of Washington pine, whose strength surpasses that of oak, and millions of feet of cedar, spruce, hemlock, tamarack, alder, maple, ash and cottonwood; to the shad of the Delaware add the salmon of the Columbia, the sturgeon of Russia, the cod and halibut of Massachusetts, the sardine of Italy and the oyster of Virginia, with the smelt, the clam and crab and brook trout in myriads; upon the thin red loam of Pennsylvania, needing annual applications of artificial stimulants, impose the marvellous volcanic ash of Eastern Washington, and the scores of feet of vegetable loam of Western Washington, inexhaustible in its natural fertility, needing only to be tickled to produce bounteous crops laughingly; add all these resources together and you will be able to form a vague idea of the resources and products of the 'Pennsylvania of the West'—the state of Washington."



## TIMBER.

In the forests of Washington harvest goes on throughout the entire year; the green heads of the firs, cedars and spruce are always falling before the swish of the woodman's axe and saw. The seasons offer no obstacle to the prosecution of the labor of felling, logging or manufacturing. Then, too, the markets for the lumber of this state encircle the globe, scattering our forest products in every inhabitable zone. This wide and ever spreading market makes the demand a constant one. Ships sail out laden with the products of our mills for nearly every large ocean port on the face of the earth. Europe, Asia, Africa, Australia, and the great Islands of the Pacific are our customers, by virtue of the merits of our timber and the comparative cheapness of ocean freights. A few years ago Australia's demand for lumber was enormous, while Africa was to the lumbermen of this coast an unknown land. But this year Australia suffers a depression, needing but little of our product, while South Africa has absorbed several cargoes, with a future that promises well. South America has for many years looked to this Northwest coast for its lumber. With an increased population and an advancing civilization the demand from this section of our own continent must add many millions to our foreign trade. China has been for many years a customer of the mills of Washington. It is confidently anticipated by well informed lumbermen that, following the cessation of hostilities between that country and Japan, a heavy demand will be created in the building of railroads and other improvements necessary to place that nation on an even footing with other countries. One of the notable shipments of the present year has been a cargo of fir for Alexandria, Egypt—the ancient seat of learning and literature. California, already a large consumer of Washington lumber, must continue to increase its demand. The growth in population and wealth makes that state the most promising one as an outlet for our mill products.

The shipments by railroad to Eastern states of our lumber and shingles show a development unparalleled in the history of the lumber trade of any country. Within a period of five years it has grown from nothing to not less than 15,000 cars in 1894. There is every reason to expect that this demand will increase from year to year as the timber of the Eastern states becomes exhausted.

So much in the line of demand. Now, how about supply? Estimates have been made and statements scattered broadcast over the land, which purport to show the amount of standing timber in Washington. Practical timbermen look upon all such statements as the wildest kind of guess work. Experience in other timber districts has shown that the estimates made are misleading, either in one or the other direction. The timber lands of this state are extensive and heavily timbered, with no danger of the supply being exhausted for many years. However, much of the timber is not located so it can be marketed until higher prices prevail. These prices will come as

the more available timber is cut down and marketed. It is therefore apparent that timber lands will always be valued in proportion to the cost of marketing the logs. No better or safer investment can be found in the United States than in the timber lands of Washington.

Fir and cedar are the two leading timbers found in this state. Spruce is found only in certain localities and is rapidly growing in demand. Our hemlock, known as Alaska pine in the trade, is entirely different from the Eastern hemlock, resembling it only in name. It makes a valuable lumber for many purposes, especially for interior finishing and for flooring. The yield of tannin from its bark has been thoroughly tested by experts and shown to possess a value and strength unknown in any other bark. An extensive factory is operated constantly and shipping the tannin extract all over the Union.

The opportunities for safe investments, the certainty of a constant growth in all lines of trade and commerce, makes this state a bright star in the galaxy of states. It is destined to be to the Pacific Coast what New York is to the Atlantic.

FRANK B. COLE,

[Editor and Proprietor West Coast Lumberman.]

## SOME FACTS ABOUT FRUIT GROWING IN WASHINGTON.

The State of Washington possesses very many natural facilities for the profitable culture of fruits, now king of the rural industries. The moist, mild climate, generally ranging from about ten degrees above zero in winter to eighty-five and ninety degrees in summer, and the suitable clayey loam and sandy loam soils here existing, are the principal elements, properly combined, to produce prunes, pears, apples, cherries, peaches, grapes and all small fruits to the highest degree of perfection. The Italian prunes raised in Clarke county are of such size and quality as to be rated from 30 to 40 per pound when dried, while in other prune states smaller fruit, averaging from 40 to 60 per pound, are considered an average.

The pear, naturally at home in this climate and soil, begins bearing very young and produces large annual crops of fine flavored and juicy fruit.

The apple flourishes in all parts of the state, being a fruit of high color and large size in the warmer sections where there is much sunshine, and having good keeping qualities when grown in the cooler and more moist localities.

There are at least five cherry trees in the state each of which have borne more than 1000 pounds of fruit during one season. The cherries are excellent in quality, and this fruit will no doubt be one of the leading varieties grown for canning purposes in the near future.

There are sections in Eastern Washington where the peach crop is never known to be an entire failure, which is a remarkable fact for any peach section. The warmer sections of the state also produce large annual crops of fine-flavored grapes. Strawberries are grown at the rate of from two to three tons per acre, with but little care, while on the alluvial, moist, sandy loam soils, raspberries and blackberries can be produced at the rate of five tons per acre.

Markets for the fruit products of the state are open in almost every direction.

Nine states to the east and south comprise a population of nearly nine million, where these products may be distributed over the lines of the Northern Pacific, the Union Pacific and the Great Northern railroads as freshly gathered from the orchards.

For the winter apples, markets are open not only to the east and points south on the Pacific ocean, but the long-keeping varieties of this fruit can be sent to England and other parts of Europe, where more than 500,000 barrels could be sold this year if sufficient acreage were in bearing to produce them.

As the United States imported the past year over \$19,000,000 worth of fruits and nuts above the amount which it exported, the fruit growers of Washington have a wide open field near at hand for their excellent fruit products.

It is also noticed that the same mild conditions which are so favorable for fruit culture are also attracting many home-seekers, who choose the land where their tables can continually be adorned with nature's blessing—a large variety of fruits.

C. A. TONNESON,  
Secretary State Board of Horticulture.

## COAL AND IRON.

The saying that "Washington is the Pennsylvania of the Pacific coast," has become trite and perhaps uninteresting to the casual reader, and something more must be stated to attract attention.

The supply of coal occupying an area of more than 1,000,000 acres, and ranging in quality from lignite to anthracite, seems almost inexhaustible.

The following extracts are taken from the report of State Geologist George A. Bethune's annual report:

"I am personally aware of the existence in Washington of anthracite, bituminous, semi-bituminous and lignite or brown coals. In so far as I have investigated these coals are all of the finest quality.

\* \* \* \*

"Coals of the different varieties I have named are to be found in Whatcom, Skagit, Snohomish, King, Pierce, Thurston, Cowlitz, Chehalis, Lewis,

Jefferson, Clallam, Kittitas, Okanogan, Stevens, Wahkiakum, Pacific, Yakima, Klickitat, Spokane, Whitman and Clarke counties. I report as far as is known the location of the coal area of the state, and do so to practically demonstrate its immensity. In twenty-one out of thirty-three counties, coal abounds. Here follow analyses, made by me in the state's laboratory, of both domestic, steam, gas and coking coals, including an average assay of Olympic mountain coal, taken from a vein at the headwaters of the Quilayute river. These assays as given represent about every developed property in the state and also many in process of development:

<i>Samples from—</i>	<i>Moisture.</i>	<i>Volatile combustible matter.</i>	<i>Fixed carbon.</i>	<i>Ash.</i>	<i>Sulphur.</i>
Newcastle, King county.....	2.12	46.70	43.90	7.15	0.13
Black Diamond, King county.....	3.11	47.19	45.11	4.58	0.01
Gilman, King county .. .. .	4.80	47.07	37.19	10.06	0.88
Snoqualmie coal and coke.....	3.90	34.28	60.53	1.10	0.19
Wilkeson, Pierce county.....	1.33	25.88	66.75	6.04	Trace.
Carbonado.....	1.80	42.27	53.11	3.82	Trace.
Upper Yakima.....	1.20	42.47	52.21	4.12	Trace.
Skagit River.....	1.19	18.80	71.66	8.35	Trace.
Roslyn.....	3.10	39.70	52.65	4.55	Trace.
Ellensburg.....	2.00	39.10	54.40	3.40	1.10
Bellingham Bay.....	3.98	29.54	59.90	6.00	0.58
Cowlitz.....	1.16	26.12	61.90	10.09	0.13
Methow.....	2.50	43.71	49.27	4.26	0.26
Calispel.....	2.39	41.18	42.92	13.21	0.30
Olympics.....	5.10	39.15	47.01	7.77	0.97

Much more attention, so far, has been given to the development of our coal fields, but as the country becomes settled and more capital finds its way to this fabulously endowed state, the slumbering giant, "Iron Industry," will awaken from its age long sleep and quicken into life under the furnace fires of the wealth of coal so prodigally heaped in close proximity to the wealth of iron ore, second only in abundance to that of coal.

For proof of the above, other extracts from Col. Geo. A. Bethune's geological report are as follows:

"That Washington's supply of iron ore is as practically inexhaustible as her deposits of coal, with the aid of which the ore may be transformed to iron, may be easily demonstrated. Iron ore of the best quality is found existent on both the eastern and western shores of Puget Sound, on both the eastern and western sides of the Cascade mountains, a territory embracing hundreds of thousands of acres of land. It is to be found also in the eastern and southern portions of the state, and veritable mountains of this ore are



known to be existent in the only recently penetrated Olympics. It has been found in King, Pierce, Thurston, Lewis, Cowlitz, Chehalis, Mason, Pacific, Kitsap, Jefferson, Clallam, Snohomish, Skagit, Whatcom, Kittitas, Okanogan, Stevens, Lincoln, Clarke, Klickitat, Whitman and Yakima counties. So that in twenty one out of thirty-three counties in this state, iron ore exists; and of my own personal knowledge, gained from investigation and examination, it exists in the counties I have enumerated in practically inexhaustible supply and of a most excellent quality.

\* \* \* \*

"I have inspected a number of iron properties in the counties named above, and have procured and assayed samples taken from them. As a specimen of the quality of the ore, I offer the following analysis made by me of a sample of the magnetite variety. This is as near an average analysis as I could procure:

#### ANALYSIS OF MAGNETITE, KING COUNTY.

Metallic iron.....	67.30
Silica.....	5.21
Phosphorus.....	.04
Sulphur.....	none

"It will be seen from a perusal of these analyses, that in one instance, but a trace of sulphur was obtainable, and in the other there was absolutely none.

"I give below two average analyses of ore of the hematite variety:

#### ANALYSIS OF RED HEMATITE, WHATCOM COUNTY.

Metallic iron.....	59.27	} Superior steel ore.
Silica.....	9.97	
Sulphur.....	trace	
Phosphorus.....	trace	

#### ANALYSIS BROWN HEMATITE, SKAGIT COUNTY.

Ferric oxide.....	55.61	Per cent. of met. iron, 52.09
Ferrous oxide.....	16.35	
Manganese oxide.....	10.95	Per cent. of met. mang., 8.48
Silica.....	8.30	
Lime.....	3.86	
Alumina.....	2.12	
Phosphorus.....	.17	
Sulphur.....	.75	
Combined water.....	1.89	
	100.00	

## FISH.

The fish industry of Puget Sound, while yet in its infancy, is certain to assume vast proportions as soon as capital is made aware of the opportunity for profitable investment.

Nearly all fish known to salt water are here in inexhaustible supply. Prominent among the list are the salmon, of nearly every known variety mackerel, sturgeon, cod, flounder, shad, herring, smelt, sardines, perch, anchovy, trout, sole, bass and many others.

Among the crustaceans, in great abundance, are the shrimp, crab and prawn, while of the bivalves the clam, in many varieties, is superabundant, and the native oyster, as well as the transplanted eastern variety, is susceptible of successful cultivation in unlimited quantities.

Now, when climate is taken into consideration, permitting this industry to be carried on throughout the year, it goes without saying that vast sums of money, reaching into the millions of dollars annually, will eventually pay tribute to this country through the fishing interests alone.

## HUNTING AND FISHING.

It goes without saying that a state so well adapted to the residence of man should also have within its borders many varieties of wild animals; that its woods and waters should contain variety and quantity enough of game and fish to furnish sport to a nation of sportsmen. Many of the varieties are found in such plenty that the state may be said to stand unmatched in its attraction for the angler and hunter. The list of wild game animals includes elk, caribou, deer, mountain sheep and goats, black and grizzly bears. The elk sometimes attains a large size, weighing from 600 to 700 pounds when dressed, and carries antlers measuring six feet from tip to tip.

Of feathered game the state furnishes abundance. The bays and inlets of the Sound and the fresh water lakes are frequented by myriads of wild ducks and geese. Among the better species of ducks are the mallard, black, pintail, spoon bill, widgeon, canvas back and several others. Of geese there are the brant, Canada and whitefooted. Of land game birds, grouse (blue, ruffed and dusky,) pheasant, sage hens, mountain and valley quails and partridges are found in great numbers.

Waters of the state, and they are many, give abundant sport to those who delight in fishing, whether with bait or with fly. Trout are found in every stream above the name of rivulet, and can be taken by the inexperienced as

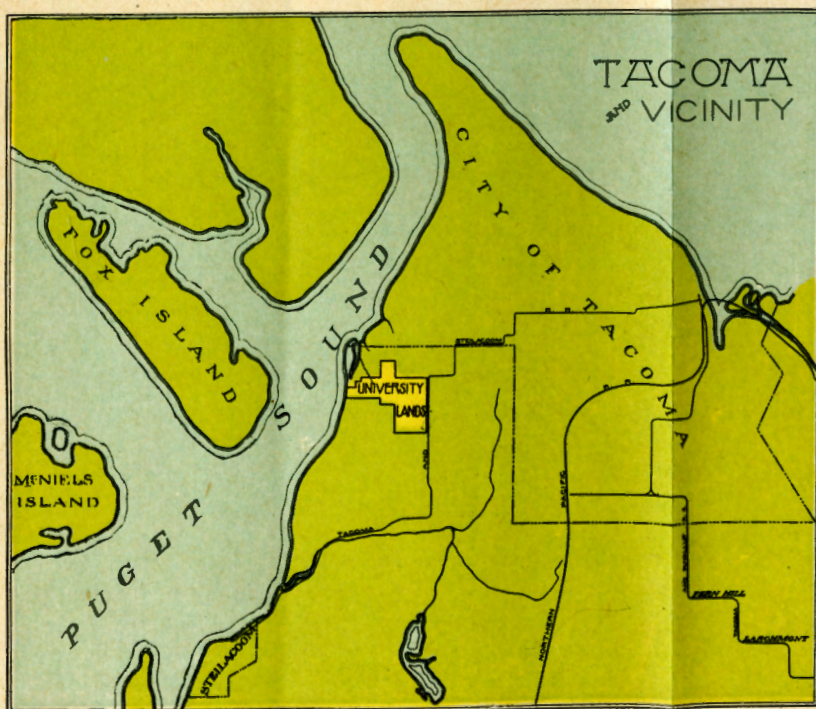
well as by the old sportsman. The far-famed Steilacoom creek, the most noted stream for trout fishing in the state, is only two miles from Puget Sound University campus. In the salt waters the salmon give pleasure to many a fisherman. Specimens of the silver side weigh from six to forty pounds and are easily taken, and indeed the state may be properly called the "Sportsman's Paradise."



WASHINGTON BUILDING.  
OFFICES OF  
University Land Company.



FRED. G. PLUMMER *Chief Engineer*







BIRD'S-EYE VIEW OF CAMPUS AND GROUNDS, AS CONTEMPLATED.

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SCHOOL OF ORATORY

JOSEPH E. WILLIAMS D. D.  
PRESIDENT

Rev. A. F. Upp, D. D.,  
Cleveland, Ohio.

My dear brother:--



CHAIRMAN OF  
BOARD OF EXAMINERS OF  
PUGET SOUND CONFERENCE

RESIDENCE 3124 NO. 9TH ST.  
PHONE BLACK 8016

ARCHIVES of the LIBRARY  
COLLEGE OF PUGET SOUND

TACOMA, WASH. Jan. 19, 1906. 190

Your letter addressed to the Bishop McDowell relative to a lot purchased by your daughter in University Park Tacoma, was referred to me by the bishop.

Permit me to say that I have investigated the matter and find that your daughter has a lot (22, block 20) in the University addition to Tacoma. There was no deed ever given by the Portland people and we took care of the lot purchasers here. There are no plans at present to build out at the park. Yet sometime there may be improvements as contemplated at the time your daughter purchased. The old university has ceased to operate a school. The University in operation at present is a new corporation.

If there is anything in which I may serve you I assure you it will afford me pleasure.

Your's fraternally,

UNIVERSITY PLACE

THE SITE OF

# Puget Sound University

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ADDRESS

University Land Company

Tacoma, Washington.

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**READ CAREFULLY**



# BE SURE

That your Tickets to Washington  
Read via the

NORTHERN PACIFIC R. R.  
From ST. PAUL.

---

Tacoma, Washington, April, 1895.

Dear Sir :

*In placing this publication in your hands, we do so with the earnest hope that you will give it a careful perusal and favorable consideration.*

*Our object is to build up and maintain an institution of learning in this great State of Washington, under the fostering care and control of the Methodist Episcopal Church. Puget Sound University was regularly established and located by the Board of Bishops and has been doing good work during the past four years. You can greatly aid the University by buying, and inducing others to buy, some of the lots offered for sale in the following pages.*

*Our success will mean a profitable investment for all purchasers of lots. If many will aid even a little, all will realize profits.*

*Trusting we may have the pleasure of hearing from you, with orders for lots, or donations to the University, we are,*

*Yours very truly,*

UNIVERSITY LAND CO.

## Northern Pacific R. R.

THE SHORT LINE

TO

MONTANA, IDAHO,  
WASHINGTON.



## UNIVERSITY LAND COMPANY'S PROPERTIES.

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### UNIVERSITY PLACE, IN ITS SEVERAL DIVISIONS, AND MENLO PARK.

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After years of careful consideration, the Trustees of the Puget Sound University have located the site for the campus and grounds of the institution at University Place, just outside of and due west from the city of Tacoma and on the eastern shore of Puget Sound, south of the Narrows that separate the Peninsula on which Tacoma is built from the magnificent country to the west, unsurpassed in grandeur of scenery, with the charming snow-capped Olympics and that magnificent sheet of water, Puget Sound, with its innumerable inlets and islands, in full view to the west; and to the east, the Cascade Range, capped with eternal snows and surmounted with the grandest mountain of America, Mount Tacoma, make a panorama that can scarcely be equalled and never excelled.

With an electric railway already in operation to the property, with a five-cent fare to and from the city of Tacoma, and only three miles from the geographical center of the city and five miles from its business center, just outside of the city limits, with no city taxes, with slight cost for grading streets, with excellent and cheap drainage, with plenty of pure water easily obtainable, and a water front that in the future will teem with the flags of all nations, and that commands a position such that it must control a large portion of the trade from the south and west, it is conceded that the location selected for the campus is superb. The campus consists of sixty acres near the center of University Place and the property offered for sale surrounds it and is extremely desirable. In fact, no suburb of Tacoma will surpass University Place, either for business or for beauty. It is proposed to erect buildings to cost in the aggregate \$225,000, aside from the improvements of the grounds. The buildings will consist of a Main Building, Young Ladies' Hall, and a Young Men's Hall.



The buildings will be of stone and brick and will be as nearly fire-proof as possible, where any wood is used in the construction, and a complete heating and lighting plant will be included.

With the completion of these improvements and the establishing of such an educational center as is projected, in addition to its natural location and the growth that is sure to come with Tacoma's prosperity, there is no doubt that the property will become much more valuable than at present, and those who invest now will help the institution and themselves. The officers of the Puget Sound University are—Ira A. Town, President; C. S. Barlow, Treasurer; G. W. Thompson, Secretary; Rev. C. R. Thoburn, A. M., Chancellor; Rev. C. W. Darrow, A. M., Registrar. All the stock of the University Land Company is owned by the Puget Sound University, so that all the profits arising from the sale of property, belong, absolutely, to the University.

As you will see by the map, the lots now offered for sale are in University Place, First, Second and Third Divisions, and Menlo Park. Regular size of lots is 120 x 25 feet. The present prices of regular size lots are \$125.00 for inside lots and \$175.00 for corner lots—no corner lot will be sold except with the three adjoining lots. Terms of sale are: 25 per cent. cash; 25 per cent. in six months; 25 per cent. in twelve months, and 25 per cent. in eighteen months. Six per cent. interest will be charged on deferred payments, and 5 per cent. discount will be allowed for all cash.

In ordering, select the lots you desire, and it will be well to make first and second choice, as the lots are being sold all the time. If both your first and second choice are taken when your order reaches us, we will see that you get of the best regular size lots then remaining for sale.

Address all orders and donations to the

UNIVERSITY LAND CO.,  
TACOMA, WASH.

### A SHORT SKETCH OF THE ORIGIN AND ORGANIZATION OF THE UNIVERSITY TO 1895.

In 1884, while Washington was yet a territory, the heroic men who had penetrated the wilderness and established Methodism co-existent with civilization, organized the scattered missions west of the Cascade mountains and north of the Columbia river into the Puget Sound Annual Conference; and among their first acts adopted the following resolution:

"We commit ourselves at once and heartily to the policy and purpose of building up, within the bounds of the Conference, an institution of learning which shall, by its ample facilities and able administration, command the respect of Methodist people within the Territory."

At the same time a committee was appointed to secure the charter for a University to be under the patronage of the Puget Sound Conference. The magnitude of the undertaking and the grave importance of the interests in-

involved required that careful judgment should proceed cautiously; and it was in 1888 that the charter was procured, after the Conference had called to its aid a special commission from the Board of Bishops and by their advice Tacoma had been selected as the site of the proposed "Puget Sound University."

The Charter of the University is a model of its class, and was drawn under the special direction of the Bishop resident at San Francisco at the time—the Rev. Charles H. Fowler, D. D., LL. D. By its provision the business affairs and property of the University are under the control of a Board of Trustees composed of twenty-one members; three of whom are ex-officio, and eighteen are elected by the Puget Sound Annual Conference, upon nomination by the Board. The Charter provides that the Trustees may, as necessity arises, organize the various schools and colleges of a complete university, and provide for their government by such by-laws as they may deem necessary.

The Preparatory School and College of Liberal Arts were opened in the Fall of 1890, and the School of Art soon followed. In 1892 the courses of study in both Preparatory School and College were thoroughly revised and strengthened until they stand abreast of those of the best eastern schools, and easily in advance of any other school in this state. The character of the teaching force is of the very best, and students who have gone to eastern schools to complete their education have invariably taken at least equal rank with that they held with us.

In 1892 the College of Music was organized under a Dean of wide experience and exceptional ability. Its growth has been steady and its success is assured.

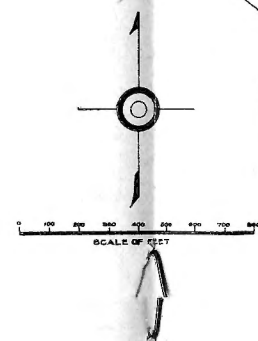
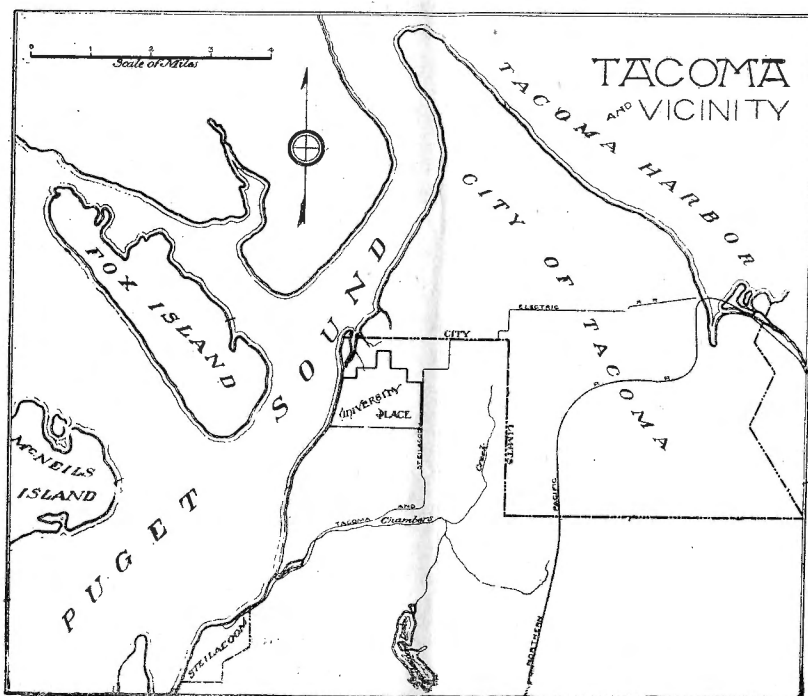
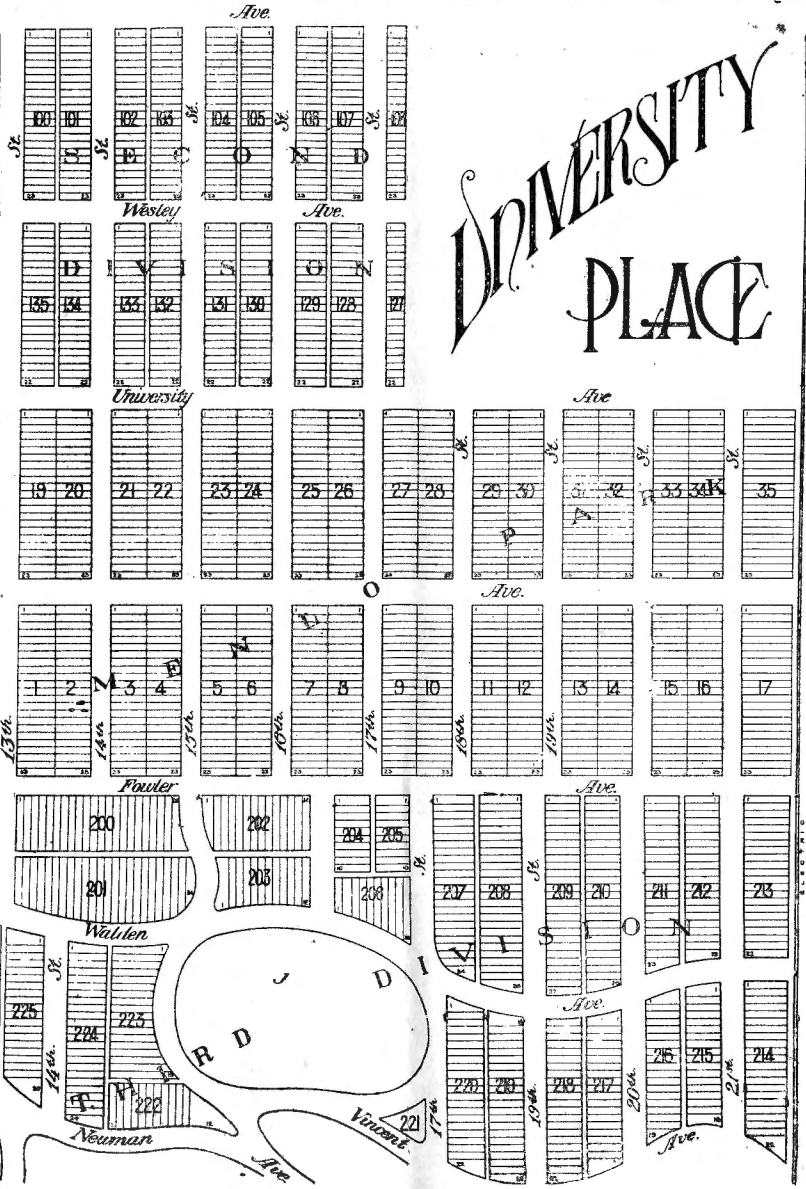
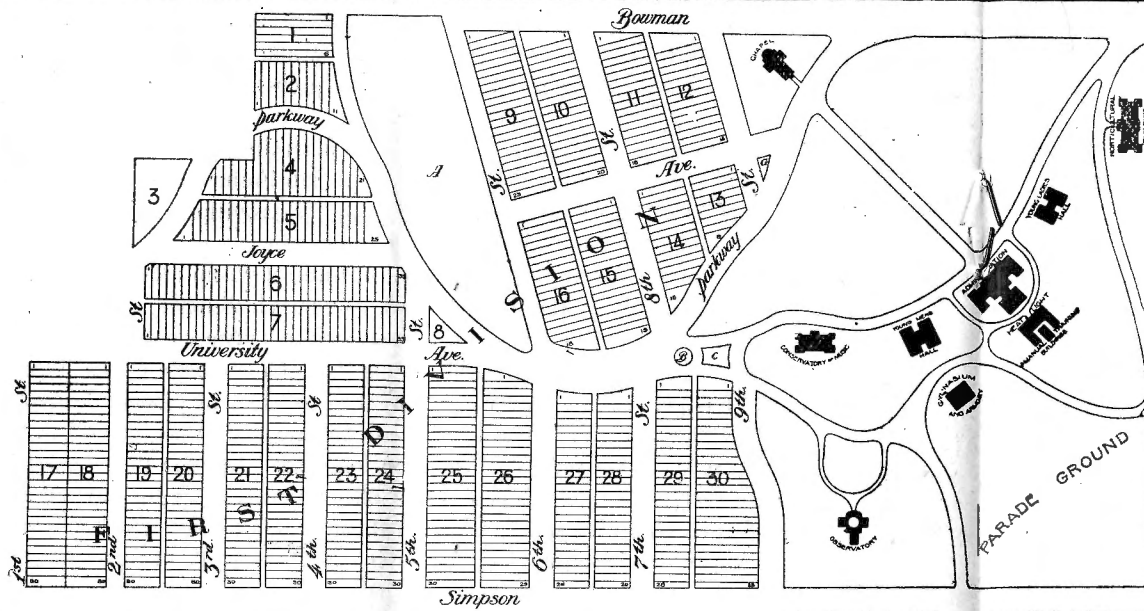
In 1893 Business and Normal courses were added to the Preparatory school in answer to an increasing demand from students. In 1893 the first class was graduated from the College of Liberal Arts, and in 1894 classes were graduated from both the colleges of Liberal Arts and Music.

The attendance at the University having rapidly and steadily increased during the past three years, and the demand for more room and increased facilities daily becoming more urgent, the Trustees have energetically set themselves to provide for manifest necessity, and have set in motion plans that will surely assist the growing school in the attainment of its complete development. The present quarters of the various schools are already so cramped that the elegant and commodious buildings soon to be erected will be none too large for the use of the many who will stand ready to occupy them upon completion.

With no other Methodist college in the State of Washington, situated at a railroad center from which all parts of the State are easily reached, and in a location which for beauty and healthfulness cannot be surpassed, and under a competent corps of officers and teachers, whose hearts are in their work and who have proved their self-sacrificing devotion and ample ability in the days of darkness and struggle which ushered in the dawn of complete



# UNIVERSITY PLACE



success, there can be no doubt that with proper care and prayerful sympathy the dream of the heroic fathers shall be fulfilled, and their children enjoy an institution that shall be the glory of the Church that built and fostered it.

C. R. THOBURN,

[Chancellor Puget Sound University.

## TACOMA.

## "THE CITY OF DESTINY."

"It is difficult to imagine what must be the destiny of that wonderful region (Puget Sound), unsurpassed on this earth for the fertility of its soil, and with a salubrious climate where it seems impossible that human life should come to an end if the ordinary laws of health should be observed, with a stimulating atmosphere where brain and body are at their best.

There our children, our brethren and our kinsmen have carried the principles of New England; there on the shores of that Pacific Sea they are to repeat on a larger scale, with grander results, this wonderful drama which we and our fathers have enacted here. There are to be the streets of a wealthier New York, the homes of a more cultured Boston, and the halls of a more learned Harvard, and the workshops of a busier Worcester."—*From Senator George F. Hoar's address before the Massachusetts Club of Boston, July, 1889.*

On the shores of Commencement Bay, at the headwaters of Puget Sound, with the finest and probably the safest harbor on earth, thousands of miles nearer than London or New York to nearly, if not quite, two-thirds of the earth's population; six hundred miles nearer Japan and China than is San Francisco—terminus of the Northern Pacific Railroad and the hoped-and-looked-for outlet of nearly all transcontinental lines of railway, (for to Puget Sound they must come in order to share in the great prosperity of an unequalled country); the wheat and flour center of the great Northwest; in the midst of the greatest forests (of much sought-for and valued timber) in the United States; the depot for export of many cargoes of coal; adjacent to the great undeveloped iron fields of the grand State of Washington; only a short distance from deposits of precious minerals in the infancy of development, but known to be valuable; with the great and immense resources of Alaska at her door; with 2,000 miles of shore line to her inland sea, all of which is tributary to her; with the magnificent Puget Sound and the great Pacific teeming with over one hundred varieties of food fish; in the center of a vast area of as fine agricultural land as the Creator has granted to mortal man; the natural gate through which must pass both the export and import business between the larger portions of more than two continents, and whose position is such that manufactories will flourish to their fullest extent; with lines of steamers already established to China, Japan, Africa, Alaska and California; with steamers and sailing craft already coming, loaded with untold values, from almost every part of the globe and returning with the productions of the unequalled State of Washington (fir timber, wheat, flour and coal), and the exports from other portions of America; with a flourishing trade begun with the East in timber, shingles, fruit and cattle; with a fine people of the Anglo-Saxon race; with, we think, as fine a climate as can be found on earth; with a present population of over 50,000 souls and aiming for over 100,000 in 1900; with the world's trade at her doors and a natural location for a city unsurpassed on the continent—Tacoma, the "City of Destiny," salutes you.

## EXTRACT FROM AN ADDRESS

GIVEN BY THE HON. JOHN H. MCGRAW, GOVERNOR OF THE STATE OF WASHINGTON, AT THE OPENING OF THE INTERSTATE FAIR, TACOMA, AUG. 15, 1894.

"With the fondness for comparison which is typical of the analytical Anglo-Saxon mind, Washington has been called 'the Pennsylvania of the West.' The analogy is perhaps as just as such popular descriptions usually are, but it is a description which needs modification and extension. To the coal, iron and limestone of Pennsylvania add iridescent opals equal to those of the Ural mountains, vast fields of precious gold and silver, and merchantable quantities of lead, copper, zinc, antimony, nickel and other metals, not to speak of the purest porcelain and pottery clays, and mountains of marble and building stones; to the tobacco, hay and modest grain resources of Pennsylvania, and to her fruits, add the finest hops in the world, peaches equal to those of Delaware, grapes as fine as the best of California, apples equal to those of Michigan, luscious prunes, whose like have never been seen, the watermelons of Georgia, the cranberries of Cape Cod, and every small fruit, vegetable and grain produced in temperate, or almost sub-tropical climate, which are produced here in previously unheard of quantities to the acre; upon the soft, green slopes of the Alleghanies pile up a snow-capped dome rising toward heaven to the height of nearly three miles, as in the case of Mount Rainier, and cross Pennsylvania by three such grand ranges as the Rockies, the Cascades and the Coast range; pour the placid Delaware and Susquehanna into one stream and you will not have the equal of the Amazon of North America—the Columbia—which sweeps superbly in a majestic curve through Washington; extend Delaware bay from Philadelphia to Pittsburgh and you will not equal our Pacific Mediterranean—Puget Sound—whose bosom rarely heaves with more than the regular beat of a sleeping babe; take the mean of the heat and cold of Pennsylvania and you have hardly, even then, the extremes of Eastern Washington, and much more than the extremes of Western Washington, whose humid breezes restore the invalid to health and add vigor to the strong; to the puny pines of Pennsylvania, whose largest growth would be considered mere sticks in Washington, add billions of Washington pine, whose strength surpasses that of oak, and millions of feet of cedar, spruce, hemlock, tamarack, alder, maple, ash and cottonwood; to the shad of the Delaware add the salmon of the Columbia, the sturgeon of Russia, the cod and halibut of Massachusetts, the sardine of Italy and the oyster of Virginia, with the smelt, the clam and crab and brook trout in myriads; upon the thin red loam of Pennsylvania, needing annual applications of artificial stimulants, impose the marvellous volcanic ash of Eastern Washington, and the scores of feet of vegetable loam of Western Washington, inexhaustible in its natural fertility, needing only to be tickled to produce bounteous crops laughingly; add all these resources together and you will be able to form a vague idea of the resources and products of the 'Pennsylvania of the West'—the state of Washington."

## A FEW OPINIONS ON THE SUBJECT.

[Letter from Bishop Fowler.]

MINNEAPOLIS, Minn., March 28, 1895.

To whom it may concern:

A residence on the Pacific Coast for years gave me special advantages to know the wants there. The University at Tacoma was located by a Committee of the Board of Bishops, and it is believed to be necessary to meet the educational demands of the Methodist Episcopal Church in that coming and great State of Washington. The iron, coal, lumber and mineral and the vast stretches of arable land destine Washington to be the Keystone State of the Pacific group. This University will help us to do our work in those coming millions.

Always sincerely,

[Signed]

C. H. FOWLER.

[Letter from Bishop Walden.]

CINCINNATI, O., March 30, 1895.

To whom it may concern:

Having had both occasion and opportunity during two official visits to the State of Washington to study the educational wants of the State, I am quite clearly convinced that there is a pressing demand for the Puget Sound University, located at Tacoma. I am also quite sure that the educational work already done and now being carried forward under Chancellor Thoburn is the earnest of just what will be needed by our church in that promising Northwest.

[Signed]

JOHN M. WALDEN.

TACOMA, Wash., April 5th, 1895.

I am acquainted with the past record and present condition of the Puget Sound University, located in this city, the only school of the Methodist Episcopal Church in the great State of Washington, and wish to affirm my faith in the future of the said institution. The Methodist Church must have one great school in this State, and Tacoma is a most attractive and favorable location for it, on account of its situation on Puget Sound and its prosperity as a city. The school is prospering and is under efficient management. Its proposed site is most advantageous, and will surely be a very popular residence suburb. The school ought to be helped by the whole church and by all benevolent people, until it is well equipped and endowed for its great work. It needs help and should have it without delay.

J. P. MARLATT,  
Pastor First M. E. Church.

We indorse the above note as our own opinion of Puget Sound University.

HORACE WILLISTON,  
Pastor St. Paul's Methodist Episcopal Church.

A. HORACE KEELER,  
Pastor Mason Methodist Episcopal Church.

SAMUEL MOORE,  
Presiding Elder of Tacoma District.

G. H. FEESE,  
Pastor Epworth M. E. Church.

E. E. MORRIS,  
Pastor Central M. E. Church.

A. S. GREGG,  
Pastor Wesley M. E. Church.

I. T. MILLER,  
Pastor Fowler M. E. Church.

HOUSE OF REPRESENTATIVES, U. S.

WASHINGTON, D. C., February 10, 1895.

G. W. Thompson, Esq., Tacoma, Wash.:

My Dear Sir and Friend.—I am just in receipt of your letter of the 1st instant, enclosing prospectus of the Puget Sound University, the possibilities of which appeal very strongly to me. The site you have chosen is certainly a magnificent one, and at just about the right distance from the city, as has been demonstrated many times in the establishment of such institutions elsewhere. With cheap and rapid transit, University Place must become a very popular suburb of Tacoma, especially sought after for the excellent educational facilities, which the children of residents may enjoy, and possessed of all the natural qualifications of beautiful scenery, abundant water supply and rich soil, which go to make up a desirable location for a home. Wishing for the Puget Sound University all the success imaginable, I remain,

Very sincerely yours,

[Signed] W. H. DOOLITTLE.

STATE OF WASHINGTON.

Office of SECRETARY OF STATE.

J. H. PRICE, Secretary of State.  
BRAD. W. DAVIS, Chief Clerk.

OLYMPIA, Wash., March 4, 1895.

G. W. Thompson, Sec., Tacoma, Wash.:

Friend Thompson.—The Prospectus of Puget Sound University was received and read with interest. Your article on Tacoma is good, but not overdrawn. I am personally familiar with the site selected and do not think a better one could have been found. In carrying out your enterprise you will make the lands at University place very valuable and profitable to investors.

Sincerely yours,

J. H. PRICE, Secretary of State.

Office of JAMES C. DRAKE,

U. S. Marshal, District of Washington.

TACOMA, Wash., February 18, 1895.

University Land Co.:

Gentlemen.—The University grounds are, in my judgment, well located. I look to see the enterprise successful. The natural advantages of the location, together with the proposed improvements, cannot fail to make the property valuable.

Respectfully,

[Signed]

JAMES C. DRAKE.

Judges:—W. H. PRITCHARD.

JOHN C. STALLCUP.

EMMETT N. PARKER.

SUPERIOR COURT—STATE OF WASHINGTON.

TACOMA, Wash., January 31, 1895.

University Land Co.:

Gentlemen.—Your enterprise is meritorious and deserves to succeed, and, backed by the able and earnest corps of workers who have it in hand, success must follow. I regard the site of the Puget Sound University, known as University Place, as being admirably adapted for the purpose.

Yours sincerely,

[Signed]

W. H. PRITCHARD.

TREASURER'S OFFICE,

PIERCE COUNTY, WASHINGTON.

J. B. HEDGES, Treasurer.

TACOMA, Wash., January 31, 1895.

G. W. Thompson, Sec'y University Land Co.:

Gentlemen.—Investments in University property will, doubtless, prove profitable, owing to the very desirable location you have selected for your site.

Yours truly,

[Signed]

J. B. HEDGES.



TREASURER'S OFFICE,  
CITY OF TACOMA.

J. W. McCAULEY, City Treasurer.

TACOMA, Wash., January 31, 1895.

*University Land Co., Tacoma, Wash.:*

Gentlemen.—In my judgment no better site could have been chosen for your University—overlooking, as it does, the Sound, including Hale's Passage, with the Coast Range of snow-clad mountains in bold relief against the sunset sky. Truly, an ideal place for a seat of learning and for a lovely home. Your property will become very valuable.

Very respectfully, [Signed] J. W. McCAULEY.

BANK OF TACOMA—Capital \$200,000.

TACOMA, Wash., January 30, 1895.

*Geo. W. Thompson, Sec'y University Land Co., City:*

Dear Sir.—The Prospectus received to-day, for which I thank you. Please send me fifty more if you can spare them. The Prospectus is not at all overdrawn, and your article on Tacoma especially deserves compliment. I regard the site of the Puget Sound University, known as University Place, just outside the city limits of Tacoma, as being admirably adapted for the purpose, and predict great success in your enterprise.

Very truly yours, [Signed] W. B. ALLEN, President.

COMMERCIAL CLUB OF TACOMA.

W. P. REYNOLDS, President.

TACOMA, Wash., February 5, 1895.

*Geo. W. Thompson, Esq., Sec'y University Land Co., City:*

Dear Sir.—Excellent judgment has been used in the selection of University Place. Situated without the limits of Tacoma, yet within easy access thereof, as it should be; embracing extensive grounds, gently sloping to one of the most picturesque and useful bodies of inland water in the world; commanding a scenic view that I have never seen equalled in the United States, it is an ideal place for student life. The execution of your Prospectus will make University Place the Cambridge of Tacoma. This great Northwest demands a seat of learning commensurate with its present and future. The fulfillment of your plans will meet that demand.

Very truly yours, [Signed] WILLIAM P. REYNOLDS,  
President Commercial Club.

WEST COAST GROCERY COMPANY.  
Wholesale Grocers.

C. H. HYDE, Prest. J. T. REDMAN, V. P.

TACOMA, Wash., February 9, 1895.

Gentlemen.—We are pleased with the Prospectus descriptive of University Place, are familiar with the surroundings, also the very commendable enterprise of the establishing of the Puget Sound University on that picturesque and advantageous site. We heartily endorse the movement, and believe the consummation of this undertaking will make University Place the most desirable residence suburb of Tacoma.

Yours truly, [Signed] WEST COAST GROCERY CO.  
J. T. REDMAN, V. P.

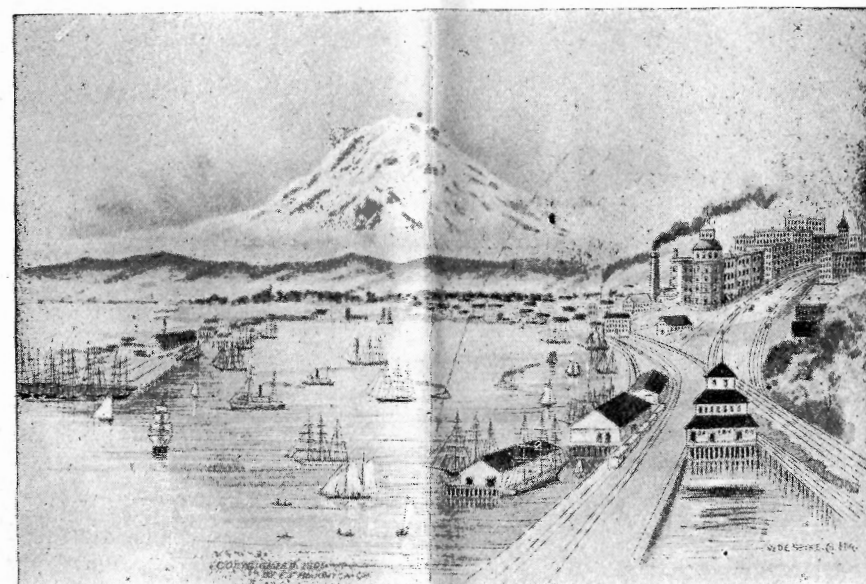
BOARD OF EDUCATION OF THE  
METHODIST EPISCOPAL CHURCH.  
150 Fifth Avenue.

C. H. Payne, D. D., LL. D.,  
Corresponding Secretary.

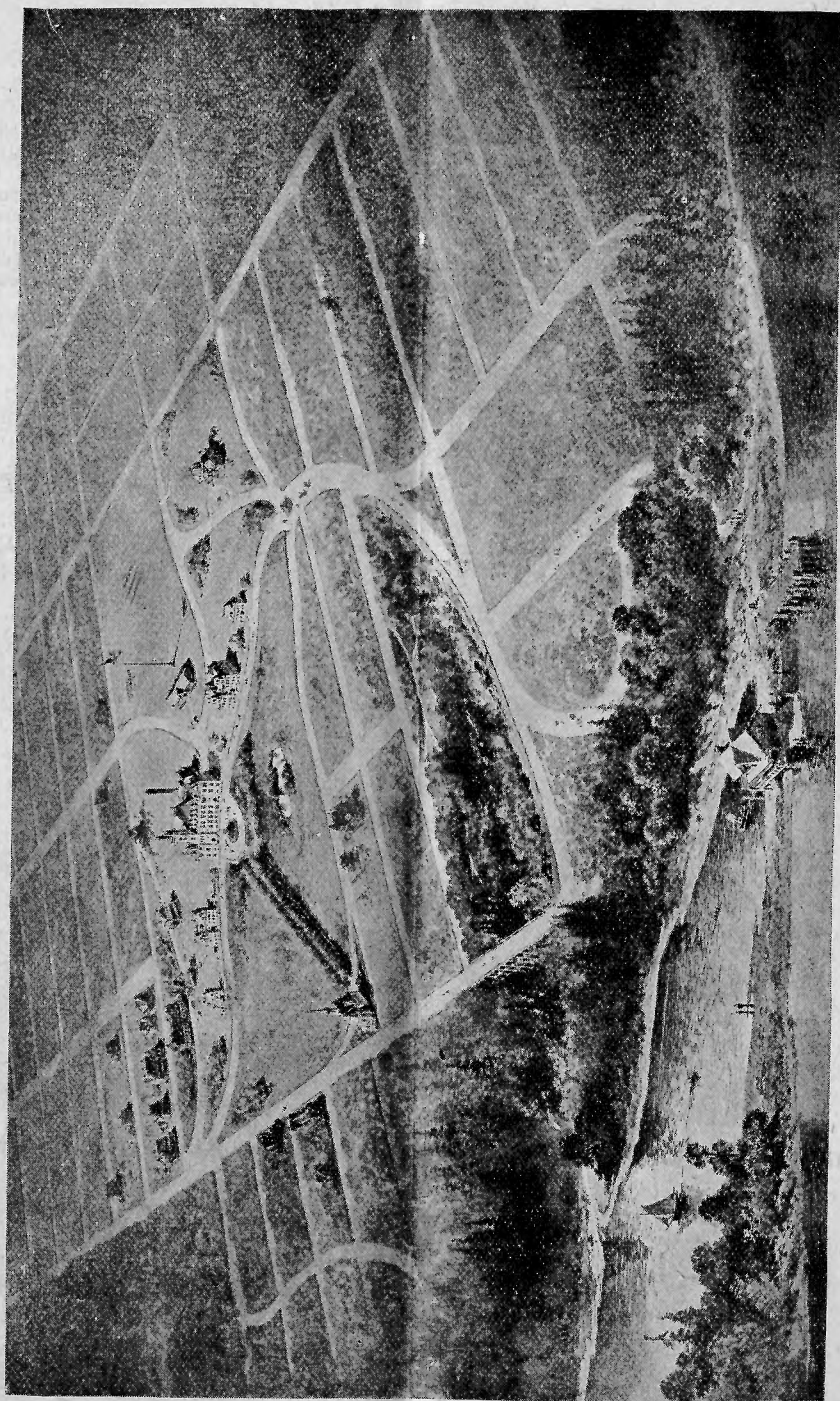
NEW YORK, April 17th, 1895.

I have personally examined the educational situation of Methodism in the Northwest, and cannot but feel a deep interest in the welfare of the Puget Sound University. It is the only institution of learning we now have in the great new State of Washington, and the future of Methodism in that state depends much upon the proper development of a well-equipped and well-supported institution of learning. The Puget Sound University has made its curricula conform to the requirements of the University Senate of the Methodist Episcopal Church, and it is therefore placed in the official list of colleges of the Church. I trust that the friends of Methodism will rally around this new and much needed institution, and give to it the heartiest support.

[Signed] C. H. PAYNE.



VIEW OF MOUNT TACOMA FROM COMMENCEMENT BAY, TACOMA HARBOR.




BIRDS-EYE VIEW OF CAMPUS AND GROUNDS, AS CONTEMPLATED.

ARCHIVES of the LIBRARY  
COLLEGE OF PUGET SOUND

University Place,

TACOMA, WASH.



ANY attempt to describe the charming beauty and magnificent grandeur of the water and mountain scenery surrounding University Place will always fall far short of making an adequate impression upon the mind of the reader or listener. Even those familiar with the picturesque landscapes and water views of Western Washington will be compelled to visit the grounds or combine, in their imagination, many of the most impressive scenes of the far-famed Puget Sound country in order to realize the never ending pleasure of the inhabitants of University Place with their location and surroundings.

An inland sea, than which no body of water on the globe has been found so beautiful, laves the shores of University Place, and responds with kaleidoscopic aptness to the mellowing tints of sunshine that float upon its untroubled bosom. On the western horizon stand the majestic Olympics, on whose serrated crest, like a silhouette against the sky, perpetual snows rest as a mantle of purity, furnishing a never ending



supply of nourishment for the evergreen verdure that clothes the foothills in the foreground.

Eastward stands the majestic monarch of the Cascade range, lifting his regal head far above the clouds, reaching an altitude of nearly three miles above the shores of Puget Sound, snow-capped and ice-girdled throughout the centuries.

The site of University Place is on the western shore of the peninsula upon which the City of Tacoma is building, and is only three miles from the geographical center and about five miles from the business center of the city—the peninsula being only six miles wide, east and west, at its base, and about the same distance long, north, and south.

The city already occupies the eastern half of the peninsula and is sure to make rapid strides to the west side with the renewal of business prosperity, which is opening up at this time.

University Place already has electric railway connection with all parts of the city for a five cent fare.

The University Land Company, all the stock of which is owned by the Puget Sound University, has deeds and contracts for about five hundred acres of choice land in sections nine, ten and fifteen, township twenty north, range two east, fronting on the Sound, sloping gently toward the water, affording excellent and cheap drainage. The cost of street grading will be

light, owing to the comparatively smooth surface of the site.

About sixty acres of these lands will be improved as a campus for the University, the balance to be platted into lots and sold for the use and benefit of the University, in improving the grounds, erecting buildings and providing an endowment fund for the maintenance of the University.

The Puget Sound University was located at Tacoma by a special commission appointed by the Board of Bishops of the Methodist Episcopal Church.

In the autumn of 1890 its doors were first opened for students, and since that time the school has steadily pushed forward its work with increasing prosperity. No school in the Northwest has done better work than has been done by this University. It is the only school in the great State of Washington under the auspices of the Methodist Church and it has the assured support of our people throughout the state. It is the purpose of its Board of Trustees and faculty to make it every way worthy of the patronage of all friends of higher education. At present the school occupies a spacious building located at the corner of Yakima avenue and 10th street.

The principal school building is to cost, when complete, \$120,000. This building will be constructed in sections and wings, the first section to

cost about \$65,000. The girls' dormitory will cost about \$30,000; boys' dormitory \$25,000; furnishings for all buildings about \$30,000; heat, light and water plant \$20,000; making, in round numbers, an expenditure of nearly a quarter of a million dollars.

It requires no argument to convince any one that values must enhance very rapidly as these improvements are made, and that the early purchasers of any of this property will not only aid a meritorious enterprise, but will have the further satisfaction of realizing a very handsome profit on the investment.

Two hundred lots will be sold as follows. Fifty lots for \$55 each, fifty for \$60 each, fifty for \$65 each, and fifty for \$75 each, after which the price will be advanced to \$125 per lot.

The very low price for the first two hundred lots will doubtless secure quick sales.

The terms of sale are one-fifth cash down, one-fifth in six, twelve, eighteen and twenty-four months each, with six per cent. interest. A discount of five per cent. will be made for all cash down.

The time to buy is just now, when the choice of lots can be had at half price.

#### UNIVERSITY LAND COMPANY.

G. W. THOMPSON, *President.*

B. F. THOMPSON, *Secretary.*

Room 202 Chamber of Commerce.

COPY of Letter advertising Lots

University Place

Ira A. Town, Pres't      C. S. Barlow, Treas.

G. W. Thompson, sec'

UNIVERSITY LAND COMPANY

Rooms 311, 312, 313 & 314 Washington Building

Tacoma, Wash., April 25th, 1895

DEAR SIR:

We mail you herewith descriptive matter concerning Puget Sound University, located at Tacoma, Washington, to which we call your attention. Our desire is to secure your active co-operation in the sale of University property. If you can arrange with some one to undertake the sale of lots for us, we will allow him to retain \$10 out of the first payment on each lot sold by him, and should any one, whose name you furnish us, buy direct from the University, we will allow you the ten dollars (\$10) per lot and remit to you when sale is made. In carrying out our plans, the property will greatly enhance in value and you will have the satisfaction of having aided in establishing a very necessary and important institution for the advancement of Christianity and of Methodism throughout the Pacific Northwest.

We trust you will secure a liberal response from your people in the way of purchases of lots and such donations to the cause as they may be able to contribute. All necessary papers to commence the work of selling lots are enclosed herewith and more will be sent when needed.

With every confidence that you will see the importance of this enterprise and do all you can to foster it, we are,

Yours very truly,

UNIVERSITY LAND COMPANY